



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481-
TTY: Contact Through Relay

Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 62
Commerce #: 54467-9737-25-A
BRRTS #: 03-50-000786
Site Name: Moore Barn
Site Address: 6225 State Hwy 54, Plover, 54467
Site Manager: Dave Rozeboom
Address: 473 Griffith Ave
City, State Zip: Wisconsin Rapids, WI 54494-7859
Phone: 715-421-7873
e-mail: david.rozeboom@wisconsin.gov
Bid Manager: Dee K. Lance
Address: 2715 Post Road
City, State Zip: Stevens Point, Wisconsin 54481-
Phone: (715) 342-3802
e-mail: Dee.Lance@Wisconsin.Gov

Bid-Start Date:	August 24, 2009
Questions must be received by (See Section 2 (B)):	September 07, 2009, 4:00 PM
Responses will be posted by (See Section 2 (B)):	September 25, 2009
Bid-End Date and Time:	October 09, 2009, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Digicopy-Stevens Point, 428 Division St, Stevens Point, WI 54481
Phone: (715) 295-9606 Fax: (715) 295-9609

SECTION 2 – Site-Specific Bid Requirements

General Comments

Site Description:

- The site is located at the intersection of State highway 54 and County Highway BB (formerly State Highway 51).
- The property is currently being used as tavern.

Geology/Hydrogeology:

- Soil – silty sand with an occasional trace gravel and boulder.
- Bedrock was not encountered during the previous investigation.
- Depth to groundwater is approximately 11 to 12 feet below grade and the watertable gradient is to the southwest.

Soil/Groundwater contamination:

- Groundwater sample analysis indicated the presence of VOC concentrations above WAC NR 140 Enforcement Standards or Preventive Action limits in six (6) water table monitoring wells.
- Free product has been observed in 3 monitoring wells with a maximum thickness of 12 inches.
- Soil contamination in excess of NR 746 Table 1 and Table 2 concentrations is present.

LNAPL Physical Properties

Density:	0.7804 gm/ml
Viscosity:	0.69 centipoise
Surface Tension Air/Water:	68.4 dynes/cm
Interfacial Tension NAPL/Water:	22.3 dynes/cm
Surface Tension Air/NAPL:	21.9 dynes/cm
Temperature of Measurements:	60° F

Using the above parameters, recoverability of the free product may be assessed using the LNAPL Distribution and Recovery Model provided on the American Petroleum Institute's website:

<http://www.api.org/ehs/groundwater/lnapl/lnapl-reg.cfm>

Monitoring Well Network:

- Currently, there are twelve (12) watertable monitoring wells and one (1) piezometer installed at this site.
- Two potable wells are also being monitored

Other:

- The area is served by private water supply.

Environmental Factors Present:

- Free product verified on more than one sampling event

Minimum Remedial Requirements

Address all NR 746 Table 1 exceedences and free product locations on site. Bidding consultants are to propose a combination Soil Vapor Extraction and Air Sparge (SVE/AS) system. A SVE/AS system is the only remedial action that will be considered. A figure indicating the area of soil and groundwater contamination that the system shall

be designed to address is included in the bid materials (Figure 3: Monitoring Well and Soil Boring Location Map).

Bid responses will be evaluated on the basis of both cost effectiveness and technological suitability. The lowest cost proposal will not necessarily be the winning bid. Bid responses must be thorough in detail and include preliminary plans and specifications at a minimum. Preliminary plans and specifications must include the number and locations (depicted on a figure) of all SVE and AS points and indicate the location of the equipment housing and lines. The winning bidder will be expected to provide a complete set of the final plans and specifications prior to construction of the system.

Expected run time and annual O&M costs (including electrical costs) must be provided. A dedicated electrical meter for the remedial system must also be provided. The system is expected to operate until asymptotic conditions have been achieved and the system is no longer effectively removing contaminant mass. DNR and Commerce will review emission monitoring results and jointly determine when the system can be shut down. It may be necessary to restart the system if groundwater concentrations rebound.

Site Meeting and Q&A

Bidders are strongly encouraged to attend the open site visit on Tuesday September 1, 2009, at 10:00am to become familiar with site conditions. Questions from bidders during the open site visit shall be directed to Department staff. For the purposes of any possible future change orders, Commerce will assume the winning bidder had attended the open site visit (i.e., was familiar with the current site conditions).

All questions that are received prior to the pre-bid meeting will be addressed at the meeting. Site meeting discussions will be documented and responses will be provided in a bid addendum which will be placed on the bidding website. All questions must be received by both the Department of Commerce and Department of Natural Resources no later than 4:30 pm on Friday September 11. The bid addendum will be made available on the Dept. of Commerce website on September 25, 2009. The Bid opening will be October 10, 2009.

Emissions monitoring is required to ensure that levels do not exceed permitted requirements and will be used to estimate mass removal and ultimate system effectiveness. System monitoring shall be consistent with air monitoring requirements established in NR 419.07:

- a. Total organic compound emissions shall be tested once each day for the first 3 days of operation; weekly for the next 3 weeks; and monthly thereafter.

In addition to the above, the Department requires quarterly sampling of the emissions for PVOC specific compounds.

Monitoring during and after implementation of the remedial action shall proceed as outlined below. Monitoring must continue for a minimum of 2 years after the remedial action has been completed. Water levels must be collected from all wells during each sampling event. Bid proposals must include an estimate of the total number of years of monitoring.

MW-1, 2, 4, 5, 6, 8, and On-Site potable well	Quarterly
MW-7, 10, 15, 16, 17, 18, P-1	Annual

All groundwater samples shall be analyzed for PVOC's, Naphthalene and Lead.

Post Remedial Soil Sampling

Post remediation soil confirmation samples shall be collected from five locations: **G-5, G-8, B-12, MW-5 and MW-8**. Samples shall be collected from a depth of 13-15 feet at each location. Samples shall be analyzed for PVOC's, Lead and Naphthalene. Confirmation samples are to be collected after approval from the Department of Natural Resources has been given for final system shutdown.

Reporting

Semi annual reporting is required. Reports shall include updated and comprehensive (including all historical data) tables and figures for groundwater and SVE/AS system monitoring.

Annual flow diagrams shall be created using data from all watertable monitoring wells.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located

within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will

not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.

4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE – BID ROUND 62

(1st Page)

Department of Commerce PECFA Program

Site Name: Moore Barn

Commerce #: 54467-9737-25-A

BRRTS #: 03-50-000786

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE – BID ROUND 62**(2nd Page)**

Department of Commerce PECFA Program

Site Name: Moore Barn**Commerce #: 54467-9737-25-A****BRRTS #: 03-50-000786****Consulting Firm Name:** _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Commodity: Installation of SVE/AS system	\$
2	Consulting: Installation of SVE/AS system	\$
3	Air Monitoring: Consulting & Lab	\$
4	Consulting: GW monitoring – elevations, sampling, etc....	\$
5	Consulting: reporting	\$
6	Purge water disposal	\$
7	PECFA Claim Preparation	\$
8	Total Bid Amount	\$
CONTINGENCY COSTS (Will be Approved and Added to the Bid Cap as Needed)		
•	Number of years to run the system times cost	\$
•	Groundwater monitoring after system has been temporarily shut down	\$

BID RESPONSE – BID ROUND 62

(3rd Page)

Department of Commerce PECFA Program

Site Name: Moore Barn

Commerce #: 54467-9737-25-A

BRRTS #: 03-50-000786

Consulting Firm Name: _____

This response must address all of the site-specific requirements identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm name must be included on all additional pages.* The pages of each Bid Response must be *stapled* together. No paper clips or spiral bindings please.